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House rental contract philippines

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House Rental Contract

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This House Rental Contract, made and entered into this 20th day of May 2007 at Manila by and between:

Antonio Lora S. Jorlin, Jr. and/or Mary Rosa C. Jorlin, of legal age, with residence and postal address at Unit 305B KM 7th Street 11th Toll Avenue, Alabang, Manila, And herein referred to as the **Owner(s)**,

— And —

HERALDINE G. SALINATE, of legal age, with residence and postal address at 8 Magpantay Road, Eder Village, Las Alas, Metro Manila, And herein referred to as the **Resident(s)**.

WITNESSETH

In consideration of the agreement of the Resident(s), known as **HERALDINE G. SALINATE** the Owner(s), known as **Antonio Lora S. Jorlin, Jr. and/or Mary Rosa C. Jorlin**, hereby rent from the dwelling house located at Lot 4, Block 24, Royal South Terraces, Marikina Avenue Avenue, Talbot, Las Pinas City, Metro Manila for the period commencing on the 20th day of May, 2007, and monthly thereafter until the 20th day of May, 2008, at which time this Agreement is renewed.

Resident(s), in consideration of Owner(s) permitting them to occupy the above property, hereby agree to the following terms:

1. RENT: To pay as rent the sum of **SIX THOUSAND SIX HUNDRED PESOS (P 6,000.00)** per month, due and payable in advance from the 20th day of every month.

2. FAILURE TO PAY ON TIME: Failure to pay the rental shall result in being served a **Notice to End Residential Tenancy**. This Notice may be served if the Resident(s) has an outstanding balance from failure to pay the rent. This Notice may also be served upon being verbally late in paying the rent regardless of the balance owed. Once the Notice to End Residential Tenancy is received, the Resident(s) will have a prescribed time to pay all of the amount overdue on the rent.

3. Defaulted amount received will be allowed for late payment. However, failure to pay the monthly rental within the grace period is subject to **FIVE (5%) PERCENT** interest per month of delay as penalty. Refusal follow-up of the Resident(s) to pay within the prescribed time shall result in the Owner(s) taking immediate legal action to evict the Resident(s) from the premises and retain the security deposit.

Tennessee Residential Lease Agreement

THIS LEASE AGREEMENT (hereinafter referred to as the "Agreement") made and entered into this _____ day of _____, 20____, by and between _____

(hereinafter referred to as "Landlord") and _____ (hereinafter referred to as "Tenant").

WITNESSETH :

WHEREAS, Landlord is the fee owner of certain real property being, lying and situated in _____ County, Tennessee, such real property having a street address of _____ (hereinafter referred to as the "Premises").

WHEREAS, Landlord desires to lease the Premises to Tenant upon the terms and conditions as contained herein; and

WHEREAS, Tenant desires to lease the Premises from Landlord on the terms and conditions as contained herein;

NOW, THEREFORE, for and in consideration of the covenants and obligations contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby agree as follows:

- 1. TERM.** Landlord leases to Tenant and Tenant leases from Landlord the above described Premises together with any and all appurtenances thereto, for a term of _____ [specify number of months or years], such term beginning on _____, and ending at 11:59 PM on _____.
- 2. RENT.** The total rent for the term hereof is the sum of _____ DOLLARS (\$ _____) payable on the _____ day of each month of the term, in equal installments of _____ DOLLARS (\$ _____), first and last installments to be paid upon the due execution of this Agreement, the second installment to be paid on _____. All such payments shall be made to Landlord at Landlord's address as set forth in the preamble to this Agreement on or before the due date and without demand.
- 3. DAMAGE DEPOSIT.** Upon the due execution of this Agreement, Tenant shall deposit with Landlord the sum of _____ DOLLARS (\$ _____) receipt of which is hereby acknowledged by Landlord, as security for any damage caused to the Premises during the term hereof. Such deposit shall be returned to Tenant, without interest, and less any set off for damages to the Premises upon the termination of this Agreement.

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- 4. Care of Living Unit:** Tenant shall not paint or make any alterations to the property without written permission from the Landlord. Tenant agrees to maintain the apartment in a clean, reasonable, and habitable way.
- 5. Parking:** If parking is available on the property, the Tenant may park their licensed vehicles in the _____ parking spaces provided at the following location: _____
 - Guests of the Tenant should park at: _____
- 5. Uses:** The apartment is leased for residential use only. Tenant shall not operate any business on the premises. Tenant agrees not to use the apartment for any illegal purposes or lease will be terminated.
- 7. Repairs:** Tenant shall give Landlord prompt notice of needed repairs to the apartment.
- 8. Objectionable Tenancies:** Under this lease, the tenant or their guests shall not use the premises in such a way as to disturb the quiet enjoyment and peace of any other Tenant or nearby resident. Indications of objectionable tenancy are included in the list below:
 - a. Tenant or occupant has given false/incorrect information on the rental application.
 - b. Landlord may terminate tenancy for two late payments within a four month period.
 - c. More than three complaints in a one-month period concerning activities of Tenants or guests.
 - d. Tenant failure to allow Landlord to gain access to the property.
 - e. Tenant failure to take trash out for pick-up more than two times in a one-month period.
 - f. Storage of unlicensed vehicles without a permit and Landlord permission.
 - g. Failure to notify the Landlord of additional occupants within thirty days of their occupancy.
 - h. If tenant's behavior results in six or more public nuisance points and the problem is not cured, Landlord may terminate the lease. (Applicable to City of Rochester)
 - i. If Tenant fails to comply with the terms of this lease, Landlord will give written notice of default stating the type of violation(s) and ten days for curing (fixing) the violation(s). If Tenant does not cure the violation in the time stated or repeats the objectionable behavior, the Landlord may terminate the lease with no less than ten days notice. The Lease will end on the date given in our notice to you. On or before that date you must leave the Apartment and give use the keys or we will bring legal action against you.
 - j. Additional Objectionable Tenancies: _____
- 9. Termination of Tenancy:** You will be in default under this lease if you do any of the following:
 - a. You fail to pay rent or additional rent on time more than two (2) times in a four (4) month period;
 - b. You have an unauthorized pet in the apartment;
 - c. Allow any of the preceding objectionable behaviors to occur.

LEASE EXTENSION

This Extension of the Lease is made on _____, 200____
between Internet CAD.com, Inc., a Texas corporation located at 10880 Cassandra Way, Dallas,
Texas 75228 (hereinafter the "Lessor"), and _____
located at _____
(hereinafter the "Lessee").

For valuable consideration, the parties agree as follows:

1. The following described lease will end on _____, 200____

Quantity	Description
_____	iTools Place and Route Software Package
Term of Lease	1 year
Number of Lease Payments:	1
Lease Payment:	\$

This Lease is attached to this Extension and is a part of this Extension.

2. The parties agree to extend this Lease for an additional period, which will begin immediately on the expiration of the original time period and will end on _____, 200____.

Quantity	Description
_____	iTools Place and Route Software Package
Term of Lease	1 year
Number of Lease Payments:	1
Lease Payment:	\$

3. The Extension of this Lease will be on the same terms and conditions as the original Lease. This Extension binds and benefits both parties and any successors. This document, including the attached original Lease is the entire agreement between the parties.

The parties have signed this Extension on the date specified at the beginning of this Extension.

Internet CAD.com, Inc./Lessor	Customer/Lessee
By: _____	By: _____
Title: _____	Title: _____

THE LANDLORD ASSOCIATION OF PENNSYLVANIA

CAUTION: Consult a lawyer before using or acting under this form. The publisher of this form makes no warranty of its fitness for any particular purpose

1. **PARTIES:** This lease is made on _____, 20____ between the **LANDLORD** and the **TENANTS:** _____ address: _____
2. **PROPERTY:** The landlord agrees to rent to the tenant the property described as: _____ located in _____, Pennsylvania
3. **CONDITIONS:**
 - A) The rent for the property is \$_____ per month. The tenant **must pay** the rent on the _____ day of the month and deliver it to the **LANDLORD** at the above address.
 - B) If the tenant fails to pay the rent on the due date, the **LANDLORD** may end this lease. If the rent is more than _____ days late, the tenant must pay a late fee of \$_____ and then another \$_____ for each additional day that the rent is late. The late fees specified are reasonable estimations of the losses the landlord will suffer as a result of late payment of rent.
 - C) The term of this lease is _____ beginning on _____, 20____. The total rent due for the full term of this lease is \$_____. In the event that the tenant should break this lease without the written permission of the **LANDLORD**, the unpaid rent for the remainder of this lease will become immediately due and owing to the **LANDLORD**.
 - D) When the lease's term ends, it will automatically renew for a term of _____ if the landlord or tenant does not want to renew the lease, he must give the other _____ days written notice before the end of the term.
 - E) The tenant has checked the property and agrees that it is in clean and good condition. At the end of this lease, the tenant will return the property to the **LANDLORD** in the same clean and good condition.
 - F) The tenant will only use the property for residential purposes.
 - G) The tenant's promise to pay the rent is separate from all other promises in this lease. The tenant agrees to pay the full rent each month. If the **LANDLORD** owes the tenant any money, the tenant agrees not to deduct it from the rent due or from any other money owed to the **LANDLORD**.
 - H) **SECURITY DEPOSIT:**
 - 1) The amount of the security deposit is \$_____.
 - 2) The **LANDLORD** cannot require the tenant to pay a security deposit that is more than (2) two months rent. After the first year, the landlord must reduce the security deposit to no more than one month's rent.
 - 3) The tenant cannot use the security deposit to pay rent without the written approval of the landlord.
 - 4) The **LANDLORD** can use the security deposit for unpaid rent and damages that are the tenant's responsibility beyond normal wear and tear.
 - 5) When the tenant moves out, the **LANDLORD** will prepare a list of charges for damages and any unpaid rent. The **LANDLORD** can deduct these charges, if any, from the security deposit and will return the balance within (30) thirty days. The tenant must give the **LANDLORD** written notice of the tenant's new address or make other arrangements with the **LANDLORD** for the return of the security deposit.

Residential lease agreement word

Residential lease agreement word template. Ohio residential lease agreement word doc. North carolina residential lease agreement word document. Pennsylvania residential lease agreement word. Illinois residential lease agreement word doc. Residential lease agreement word document. Residential lease agreement word doc. Residential lease agreement word document ireland.

A standard residential lease agreement (or "rental agreement") is a written document between a landlord and tenant that formalizes an agreement to rent real property for a fee. The contract must include specific details such as the monthly rent and the responsibilities of each party. Types of Lease Agreements A lease is a legally binding agreement between the landlord and tenant. The agreement allows a tenant to use the property in exchange for a rent payment. Standard/Fixed Term - The most common lease agreement is a fixed term agreement, typically payment is due every month, and the lease term is generally one year or a fixed lease period. Month-to-Month - An agreement which typically lasts for 30 days and usually involves an automatic lease renewal. The lease will continue until a tenant or landlord provide a notice to end the tenancy. One Page (Simple) - A simple, one-page agreement between the landlord and tenant for a fixed term. Sublease- This agreement can be constructed in two ways: a tenant who wants to end their lease early, but the landlord denies the early termination and instead decides to rent to a subtenant until the expiration of the lease; or a tenant who wants to remain in the dwelling unit while renting a room to a subtenant. Roommate- This agreement is designed for tenants who live in the same dwelling unit and share common areas. This type of agreement can be constructed in two ways: among roommates; or among roommates and the landlord. Commercial - A lease that is used for commercial business property (e.g., retail, office space, or industrial use). Short-Term (Vacation) - A short term tenancy that typically lasts a few days. Land Lease - A lease which can be used to purchase home and land. Rent to Own - An agreement where the tenant has the option of purchasing the dwelling unit. Typically, the lease includes both rent payments and additional payments for a down payment on the home. Lease Agreement Basics A lease outlines a plan of tenancy and defines the rights and responsibilities of both the landlord and tenant. What is the difference between a lease and a rental agreement? The biggest reason between a lease agreement and a rental agreement is the length of the contract. Rental Agreement - secures a tenancy for a short period of time, typically a month or a 30-day period. Month-to-month rental agreements typically renew each month unless the landlord or tenant provides a notice to terminate the tenancy. Landlords have the authority to revise the rental agreement and may choose to increase rent, change the terms of tenancy, or terminate the agreement on short notice. Lease Agreement - secures a tenancy for a longer period of time, generally a year. During that time, the landlord is unable to raise the rent or change the terms of the tenancy unless the lease agreement allows for modifications, or the tenant agrees to the changes in writing. Landlords in high vacancy areas often prefer leases due to the income stability and low turnover costs. Can a tenant rent without a lease agreement? Depending on the state, a written lease may be required to make disclosures or impose duties relating to tenancies. Oral lease agreements may satisfy some state or local laws but with no clear written agreement, a potential tenancy conflict may arise. It is important to note that without a written agreement, landlords run the risk of not being able to collect or use a security deposit for unpaid rent or property damage. Can you write your own lease agreement? You can write your own lease, but to increase landlord-tenant protection, use a lease agreement template or contact an attorney for legal advice. This way, landlords can ensure that the lease is legally compliant and protects your rights as a landlord. Typical Lease Agreement Provisions A lease agreement or rental agreement outlines the basic rules and terms that both the landlord and tenant agree to. Below are examples of important information that should be included in every lease or rental agreement. Names of Tenants/Landlords - The agreement should state the names of the tenants, landlord, or any individual authorized to speak on behalf of or accept payments for the property. Some states require a landlord to disclose the contact information of anyone authorized to speak on behalf of or accept payments for the property to the tenant(s). Resident Contact Information - Knowing how to effectively communicate between a tenant and landlord can save a lot of hassle.

Outline how both the tenant and landlord will be contacted (e.g., text, phone, written notice, etc.). Limits on Liability - Having this outlined in the agreement guarantees the landlord's right to determine who should be occupying the dwelling unit. If a person's name is not on the agreement, it could potentially be grounds for eviction. Type of Tenancy - The agreement should clearly state what type of tenancy arrangement a landlord will have with the tenant (e.g., month-to-month, fixed term, etc.). Include the start date, tenancy length and expiration date (if there is one). Payment of Rent - Details of how the rent should be paid (i.e., mailing a check, paying online, etc.), acceptable payment methods, the amount of rent owed, the date the rent is due (i.e., the first of every month) should all be explained in the agreement. If a landlord is charging a late fee or charging for a bounced check, this should be outlined in the lease or rental agreement. Deposits and Fees - To avoid any confusion or conflict, it is recommended to describe how the security deposit will be used (i.e., damages), the amount of the security deposit being collected, how the security deposit will be returned and depending on state laws, where the security deposit will be held and if any interested will be paid to the tenant. Any non-refundable fees should be clearly stated such as a pet deposit or cleaning fee. Repairs and Maintenance - The agreement should clearly layout the landlord and tenant's responsibilities to maintain the dwelling unit (i.e., keep the premises clean, changing the batteries in a smoke detector, maintaining the yard, etc.). This should also outline any restrictions imposed on tenant's making repairs to the dwelling unit. Landlord's Access to the Property - To avoid any discrepancies regarding a landlord's right to access the premises and to avoid any privacy issues, it must be clarified in the lease agreement of how much notice must be provided to the tenant. A landlord may access the property to make necessary repairs or in some states to show the unit to potential renters. Rules and Policies - Important rules, regulations, and policies (i.e., smoking restrictions, rent control ordinances, health/safety codes, prohibiting illegal activity, or permitting pets, etc.) should be outlined in the agreement. This helps limit a landlord's liability. Disclosures - Depending on the state, federal, state or local laws might require landlords to disclose information in the agreement. State Lease Agreement Laws After a lease agreement is signed by both parties, the landlord may be required by state law to provide a copy of the rental agreement upon request. Below are some examples of state requirements for providing copies to tenants. State Requirement California Within 15 Days of Execution Delaware Upon Execution Hawaii Provide a Copy Kansas Provide a Signed Copy New Mexico Prior to Move-In New York Within 30 Days of Signing Tennessee Provide a Copy for All Lease Terms 3 Years or Longer Utah Upon Execution Oregon Provide a Copy and All Amendments/Additions Washington Distribute an Executed Copy to Every Tenant Who Signs the Agreement Wisconsin At the Time of the Agreement Required Disclosures and Addendums Required disclosures and addendums vary by state. Disclosures may be made in the lease or rental agreement and addendums may be attached separately to the lease or rental agreement. Below are the most common required disclosures. Lead-Based Paint - It is a federal law that landlords provide notice of the potential risks of lead-based paint in homes built prior to 1978 with a specific disclosure form and pamphlet in addition to any known hazards in the building. Asbestos - Informs tenants if there is asbestos at the property so that a tenant can take certain precautions to minimize the chance of disturbing the asbestos fibers. This disclosure is required for properties build before 1981. Bed Bugs - For rental units with a history of infestation, it is recommended to provide information on the protocol for handling a bed bug infestation. This will notify the tenant of their obligation to cooperate with bed bug prevention by promptly reporting any sign of infestation to the landlord. Landlord's Name & Address -Landlords or any individual authorized to manage the rental property must disclose their name and address so future legal notices and demands that are sent by the tenant can be properly delivered. Mold Disclosure- Informing the tenant of the current mold status of a property to protect against future liability of mold damages which might be caused by a tenant's negligence during the lease term. Shared Utilities Arrangements - For rental units with shared utilities, it is recommended to disclose the specifics of how they are shared, and how each party's bill is calculated, so that tenants have a reasonable expectation of what they owe each month. Move-in Checklist - An itemized list of damages to the property before the tenant moves in will clarify that the tenant is responsible for any serious damages that occur during the lease term. Refundable/Non-Refundable Fees- If nonrefundable fees are charged, such as a pet fees or other one-time expenses like access to amenities, they must be stated as "nonrefundable" in the lease. Otherwise, they may be subject to a refund upon termination of the lease. Smoking - It is recommended to state where smoking or medical marijuana use is and isn't allowed on the property so that expectations are clear. Late and Returned Check Fees - Landlords are recommended to disclose any late fees or returned (bounced) check fees that they intend to charge. Some states limit how high these fees can be and should reflect the actual expenses incurred by the landlord because of a late payment. Illegal Clauses It is unlawful for a landlord to require a tenant to waive any of their rights or place discriminatory conditions in a lease or rental agreement. Illegal provisions may result in the landlord being liable for damages. Here are a few examples of illegal provisions: Warranty of Habitability - Every state (except for Arkansas) has an implied warranty of habitability meaning that landlords have an obligation to keep the dwelling unit in a livable condition. Landlords are required to follow specific health and safety codes that provide minimum standards for rental units. This right to a livable dwelling unit cannot be waived. Tenant Responsible for Maintenance and Repairs - Landlords need to pay for the property's maintenance and repairs; however, many leases and rental agreements are written to purposely confuse tenants when describing the landlord's responsibilities. This is to make tenants feel that the maintenance and repair responsibilities are theirs. It is important to note that in certain circumstances, a tenant may be responsible for a repair if they negligently or deliberately destroy part of the premises. Charging Penalties Instead of Fees - All late fees and nonrefundable fees must be outlined in the lease or rental agreement. Late fees cannot be seen as a penalty for paying rent late, instead, the fee should reflect a reasonable estimate of the amount that the late payment will cost the landlord. Security Deposit - Security deposit deductions are the most common cause of lease disagreements. Tenants cannot be charged for damage they did not cause, costs the landlord did not incur, or normal wear and tear of the property. Many states regulate how a landlord can use a security deposit. How to Write Below is a step-by-step process on how to fill out a lease agreement. Section I. The Parties Date -Include the date when the agreement was written. Landlord's Contact Information -Include the landlord's name and current mailing address. Tenant's Names - State the tenant(s) full name(s). Section II. Location of the Premises Address - Include the property address that is being leased. Section III. Lease Term Lease Term - Define the terms of the lease by clearly stating when the lease term begins and ends. Termination Notice - Include the termination notice period. Section IV. Rent Monthly Rent Due - Include the price of rent that is due per month. When Rent is Due - Write the date rent is due, typically rent is due on the first of each month. Late Fees & Grace Periods- In most states, a late fee can be charged if rent is not paid on time. If there is a late fee, enter when rent is considered late and the fee for each day or occurrence rent is late. Returned Checks - Enter where or not there will be a fee for a bounced check with non-sufficient funds (NSF). If there is a fee, enter the amount per bounced check. Rent Increase -Include when the rent increase will become effective. Section V. Security Deposit Security Deposit - If a security deposit will be collected at the beginning of the lease, the amount should be disclosed in the agreement. Generally, this is equal to one month's rent. Each state's security deposit law indicates what a landlord can use the money for and the maximum amount that can be charged. Section VI. Use of Property Occupants - Name all tenants who are allowed to occupy the property so there are no discrepancies. This should include the tenant's immediate family (including children) who will reside in the dwelling unit. Section VII. Subletting Assignment - Check the appropriate box to allow or deny the tenant to sublet the dwelling unit. If a landlord is allowing the tenant to sublet, it is important to indicate the number of days the tenant must notify the landlord of the subtenant's contact information. Section VIII. Right of Entry Landlord Access - Landlords have a right to enter the dwelling unit during normal business hours by providing prior notice to tenants. Check with your state law to confirm if there is a required notice period. Section IX. Non-Delivery of Possession Non-Delivery of Possession - If the landlord cannot deliver possession of the property to the tenant at the designated lease term start date, the landlord shall have a certain amount of time which must be outlined in the lease to give possession of the property. Always check with state and local laws to confirm if there is a required possession period. Section X. Utilities Utilities - Indicate which utilities and services the landlord will provide to the tenants. Any utility or service not mentioned in the lease will be the responsibility of the tenant. Section XI. Pets Pets - Indicate if pets are allowed in the rental unit. If they are, outline any restrictions such as the type of pet allowed, the number of pets, weight restrictions. If the landlord is charging a non-refundable pet fee this should be clearly stated in the lease. Check with state laws to see if there is a limit on the amount a landlord can charge for a deposit. It is important to keep in mind that it is illegal to charge a pet deposit/fee for service or emotional support animals. Section XII. Default Default - This section touches on lease termination. If the lease will be terminated by the landlord for noncompliance enter how many days of notice shall be given. Next, if the lease will be terminated by the landlord for nonpayment of rent enter how many days of notice shall be given. It is important to check with state laws regarding notice periods. Section XIII. Notice Notice - To create a line of communication for important notices or demands between tenant and landlord, it is recommended that a landlord provides their mailing address in the lease. Section XIV. Parking Parking - The lease should inform the tenant if parking is included or not. If it is included, indicate how many parking space(s) are available to the tenant, the cost, and a description of the parking space(s). Section XV. Early Termination Early Termination - Gives the tenant to break the lease early or not. The lease must indicate the notice period for breaking the lease and the termination fee. It is important to check with state laws regarding early termination fees. Section XVI. Smoking Smoking Policy - Indicate if smoking is allowed or not allowed on the property. If there is a smoking policy, name the designated area(s) where a tenant can smoke. Section XVII. Signatures Signatures - The landlord and each tenant (who is an adult) should sign and date the agreement. A copy should be distributed to each tenant as well. It's important to follow state law on distributing lease copies. A Residential Lease Agreement is a document that outlines the responsibilities of a landlord and tenant when a residential property is being rented. In the most basic landlord-tenant relationship, including those landlord-tenant relationships that exist between friends or family members, having a written lease that outlines all of the terms and conditions of the rental is a necessity. With rental properties, so much can happen between the parties that having everything agreed to in hard copy beforehand will make any disputes down the line a lot easier to deal with. In a lease, landlords list basic information about the rental property - such as rent payments, security deposit information, and pet policies, if applicable - so that tenants are aware of their obligations. Additionally, landlords can occasionally give tenant-specific information about what landlords are required to do and how they are required to act under the laws of the particular state the parties live in. A good lease should have as much information as possible to let the tenant know what to expect from the landlord, but also to keep the landlord protected in case of a bad tenant. Leases can be short-term (six months or so) to long-term (a year or more) and are used for all different types of rental properties, such as homes, duplexes, and apartments. A residential lease agreement is a legally binding contract for both parties. For lease agreements lasting less than about six months, a specific Short-Term Lease is better to use than a residential lease. How to use this document This Lease Agreement will help a landlord and tenant set forth all the required facts and obligations to rent out a property. In this document, basic lease information will be listed, such as tenant and landlord names, addresses, and dates of the lease. Additional detailed information will also be included, such as what happens when the tenant is late when the rent. In this Lease Agreement, the landlord can also specify what the tenant can and can't do. For example, the landlord will be able to outline the terms of the pet policy (if pets are allowed) and decide if the tenant will be able to sublet the property for short amounts of time (like a vacation rental). Overall, this lease will provide everything both parties need to ensure that they can outline the expectations for the relationship between them. The landlord can customize it as needed and have a robust Lease Agreement when finished. After this form is filled out, it should be printed and signed by both parties. Then each party should keep a copy. Applicable law Lease Agreements in the United States are generally subject to the laws of individual states. The Environmental Protection Agency governs the disclosure of lead-based paint warnings in all rentals in the states. Distinct from that, however, required disclosures and lease terms will be based on the laws of the state, and sometimes county, where the property is located. How to modify the template You fill out a form. The document is created before your eyes as you respond to the questions. At the end, you receive it in Word and PDF formats. You can modify it and reuse it.